



**Petition Number:** 1410-DP-31 & 1410-SIT-14

**Subject Site Address:** 151 W. 161<sup>st</sup> Street

**Petitioner:** Ryan Rediger, EMh&T on behalf of Kroger Limited Partnership

**Request:** Petitioner requests Development Plan and Site Plan review for an expansion of the existing Kroger grocery store on 4.35+/- acres within the Spring Mill Station NE Quadrant PUD.

**Current Zoning:** Spring Mill Station NE Quadrant PUD,

**Current Land Use:** Vacant/Existing Fuel Center

**Approximate Acreage:** 4.35+/- acres

**Zoning History:** 1405-PUD-06 Rezoning to Spring Mill Station NE Quadrant PUD

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Concept Plan
4. Elevations
5. Landscape Plan

**Staff Reviewer:** Ryan Clark, AICP

---

#### **Procedural**

- Requests for Development Plan Review are required to be considered at a public hearing. The public hearing for this petition was held at the October 6, 2014 Advisory Plan Commission (the "APC") meeting.
- Notice of the October 6, 2014 public hearing was provided in accordance with the APC Rules of Procedure.

---

#### **Project Overview**

##### **Project Location**

The subject property is approximately 4.35 acres in size and is located at the northeast corner of 161<sup>st</sup> Street and Springmill Road (the "Property"). The property is currently commercial in nature and is



surrounded by the Countryside subdivision to north and east, residential and institutional to the south, and commercial to the west.

#### Project Description

The proposed development plan is for the expansion of the existing Kroger Grocery Store located within the Northeast Quadrant PUD (the "Project"). The Project will add an approximately 9,000 square feet addition to the north and 4,800 square foot addition to the south side of the existing Kroger Grocery store for a total of 80,320 square feet. The expansion would move the existing drive-thru from the south end to the north end of the building and also add an outdoor seating area and wall mural on the south end of the building along 161st Street.

#### Update since 10/06/14 Public Hearing:

At the public hearing, the Petitioner agreed to revise the lighting plan for signage located on the grocery store to help meet the vision of the Spring Mill Station Plan and encourage uniform development across the planning area. Those changes have not yet been submitted and staff recommends approving the development plan with the condition that the lighting plan approval be delegated to staff.

---

#### **DEVELOPMENT PLAN REVIEW COMMENTS**

##### **Spring Mill Station NE Quadrant (1405-PUD-06) – underlying General Business (GB) zoning**

##### **1) Conceptual Plan**

- a. The Real Estate shall be developed in substantial compliance with the Conceptual Plans. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

- i. Comment: Compliant

##### **2) Permitted Uses**

- a. Area A.1 Kroger Grocery Store Expansion

- i. Comment: Compliant

##### **3) Setbacks**

- a. "Area A.1"

- i. Front Yard along 161<sup>st</sup> Street shall be at least fifty (50) feet

- 1. Comment: Compliant



- ii. Side Yard that abuts existing residential to the north shall be at least sixty (60) feet.
    - 1. Comment: Compliant
  - b. "Area A.2"
    - i. Front Yard along Spring Mill shall be at least fifty (50) feet.
      - 1. Comment: N/A
    - ii. Side Yard that abuts residential to the north shall be at least fifty-five (55) feet.
      - 1. Comment: N/A
- 4) Parking
  - a. The parking and loading standards of the Zoning Ordinance (WC § 16.04.120) shall apply.
    - i. Comment: Compliant
- 5) Landscaping and Screening
  - a. The District's landscaping and screening shall comply with the Zoning Ordinance (WC § 16.06), except as otherwise provided below.
  - b. Area A.2
    - i. The north buffer yard shall be at least twenty-eight (28) feet wide on the property. A twenty-seven (27) feet wide easement on the Townhomes at Countryside Condominiums property shall be utilized to provide a total of a fifty-five (55) feet wide buffering area.
      - 1. Comment: N/A
    - ii. A visual barrier shall be provided between the District and Townhomes at Countryside Condominiums to the north. The visual buffer shall consist of an earthen berm and plantings. The plantings shall include coniferous trees for year round screening and deciduous trees for visual interest. The coniferous trees at the time of planting shall be at least eight (8) feet tall. The earthen berm shall be at least eight (8) feet tall. The species of the coniferous trees shall be a "Green Giant" Arborvitae, or similar species, which is known for its vigorous growth rates of 2-3' per year after established. Such plantings and berm shall be installed in substantial compliance with Exhibit C, attached and incorporated herein. The screening plant material shall consist of at least forty-five (45) evergreen trees planted in a double staggered row ten (10) feet on center and off set six (6) feet.
      - 1. Comment: N/A
    - iii. The west buffer yard shall be at least twenty (20) feet wide and planted in substantial compliance with Exhibit C.
      - 1. Comment: N/A
- 6) Sign Standards
  - a. N/A; reviewed under separate submittal.
- 7) Lighting Standards

- a. The District's lighting shall comply with the Zoning Ordinance (WC § 16.07.010).
  - i. All light fixtures shall be shielded and direct light downward towards the earth's surface  
Comment: Compliant
  - ii. Light should minimize glare
  - iii. Direct light from adjacent property owners
  - iv. Light poles shall not exceed 25'
  - v. Light meter readings shall not exceed:
  - vi. (0.5) foot candles at single family residential property and (1.0) foot candle at all other nonresidential property lines.
  - vii. Lighting under awnings shall only illuminate a building front, sign, or sidewalk, but shall not illuminate awning itself.

1. Comment: Compliant

#### 8) Architectural and Streetscape Design Standards

- a. The procedures and regulations of **WC § 16.04.165** Development Plan Review applicable to the Underlying Zoning District shall apply. The Real Estate shall be developed in substantial compliance with Exhibit B, attached hereto, and incorporated herein, which illustrates the following: architectural quality, building materials, and site design.
  - i. Compliance with Exhibit B: Comment: Compliant
- b. Site Access and Site Circulation:
  - i. Standard: All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.
  - ii. Comment: Petitioner is working with Westfield Public Works Department (WPWD) to ensure compliance.
- c. Standard: All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.
  - i. Comment: Compliant
- d. Standard: Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.
  - i. Comment: Compliant
- e. Landscaping
  - i. Trash and Loading facilities shall be screened from residential uses and public roads.

1. Comment: Compliant
- ii. Heating and cooling facilities shall be completely screened
  1. Comment: Compliant
- iii. Softening of Walls and Fences
  1. Comment: Compliant
- iv. On Site Landscaping requirements
  1. Shade Trees (10 per acre)= 44 required
    - a. Comment: Compliant
  2. Ornamental or Evergreen Trees (10 per acre)= 44 required
    - a. Comment: Compliant
  3. Shrubs= (25 per acre) = 108 required
    - a. Comment: Compliant
- v. Road Frontage Requirements
  1. A minimum of 1 shade tree per 40 feet along 161<sup>st</sup> St
    - a. Comment: Compliant
- vi. Buffer Yards
  1. North Buffer: 40 ft; 1 evergreen tree and 5 evergreen shrubs per 30 linear feet
    - a. Comment: Compliant
  2. East Buffer: 40 ft; 1 evergreen tree and 5 evergreen shrubs per 30 linear feet
    - a. Comment: Compliant
  3. South Buffer: 40 ft; 1 evergreen tree and 5 evergreen shrubs per 30 linear feet= (250 feet) 8 evergreen and 40 shrubs
    - a. Comment: Compliant
  4. West Buffer: N/A
- vii. Parking Area landscaping
  - a. Comment: Compliant
- viii. Perimeter Parking Lot Landscaping
  - a. Comment: Compliant
- f. Building Orientation
  - i. Each building façade visible from a public street or oriented to an adjoining Residential district shall be a finished façade
  - ii. No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.
  - iii. No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.



- iv. All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.
  - 1. Comment: Compliant
- g. Building materials
  - i. Buildings shall be used the exterior building material specified below on each façade visible from a public street or adjoining residential district:
    - 1. All brick
    - 2. Two (2) or more building materials, provided however that the primary building material be EIFS or brick and constitute sixty (60) percent of each façade visible from a public street or residential district. (shall be supplemented with multiple colors, textures, or arch. elements)
      - a. Comment: Compliant

#### **Underlying General Business (GB) Standards**

- 1. Minimum Lot Area: No Minimum
- 2. Minimum Lot Frontage: 80 Feet
- 3. Minimum Building Setback Lines (see setbacks above)
  - a. Front Yard: 60 feet
  - b. Side Yard: 20 feet; abutting residential 60 feet
  - c. Rear Yard: 20 feet
- 4. Minimum Lot Width: No minimum
- 5. Maximum Building Height: 60 feet
- 6. Minimum Building Size: No minimum

Comment: Compliant

- 1) **Comprehensive Plan Compliance:** The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").  
Comment: The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as the Spring Mill Station Planning Area. This plan is consistent with recommendations of the Comprehensive Plan.
- 2) **Street and Highway Access:** The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.  
Comment: Compliant
- 3) **Street and Highway Capacity:** The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development  
Comment: Compliant



- 4) **Utility Capacity:** The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development  
Comment: Compliant
- 5) **Traffic Circulation Compatibility:** The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.  
Comment: Compliant
- 

#### **Staff Comments**

1. Approve 1410-DP-31 & 1410-SIT-14 with the condition that lighting approval be delegated to staff.
2. If any APC member has questions prior to the public hearing, then please contact Matt Skelton at (317) 508.6288 or [mskelton@westfield.in.gov](mailto:mskelton@westfield.in.gov).